



Salem's Signature Parks

Investing for the next 400 years

“We do indeed live
in a fair city –
pleasantly situated
– with beautiful
environs...Nowhere
is there a greater
degree of comfort.”

-Salem Mayor
Leverett Saltonstall
May 9, 1836



Salem Willows

Est. \$3.5M -- \$1M bond requested to augment existing \$1.2M bonds to leverage \$1.3M in grants, donations, and other funds



Element 1. Tree maintenance, removal, and plantings.



Element 2. Improved pathways, accessibility, and historic signage



Element 3. Restoration of "hill", historic plantings, and other natural areas



Element 4. Repairs and accessibility improvements to buildings & structures.



On-going maintenance and care.



Salem Common

Est. \$3.3M -- \$1.5M requested in bond to leverage \$1M in grants and donations. Existing bond & other funds of \$830k.



Element 1.
Restoration of historic bandstand.



Element 2.
Completion of repairs to damaged/missing fence segments.



Element 3.
Implementation of priority landscape plan addressing trees, paths, lighting, benches, arch hardscape, and more.



On-going maintenance and care.



Pioneer Village

Est. \$3.7M -- \$2M in bond requested to leverage \$1.5M in grants, donations, and other revenue for Phase 2. Existing non-bond funds of \$200k.



Element 1. Site preparation at existing Camp Naumkeag.



Element 2. Relocation of existing structures and construction of new historic interpretive buildings and other components.



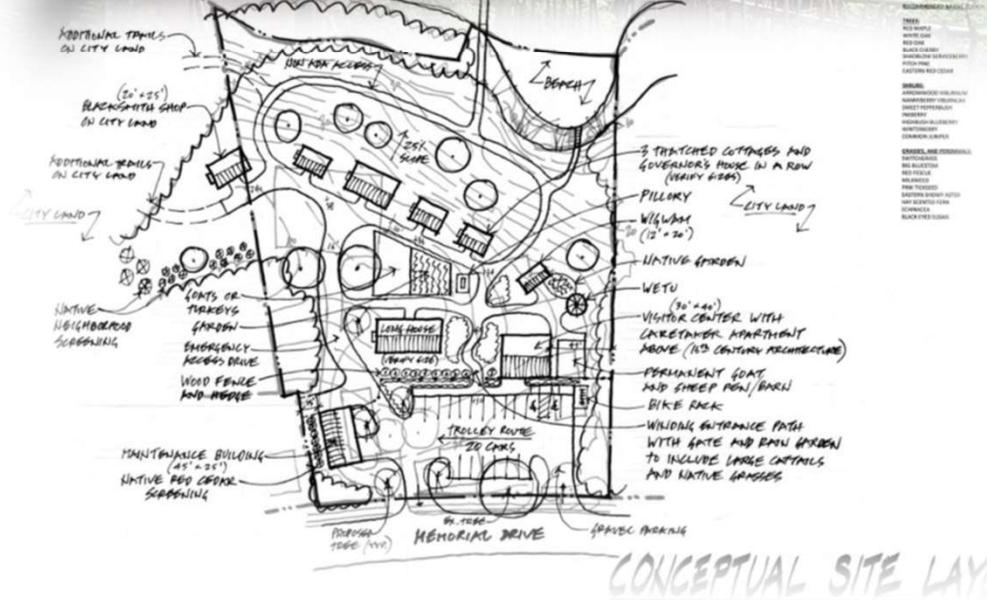
Element 3. Construction of visitor's center and gift shop.



Element 5. Fort Lee trails improvements and signage.



On-going maintenance and care.



Palmer Cove Park

Est. \$2.3M -- \$500k requested in bond to leverage \$450k in grants/donations (\$1.35M already approved grants/city funds)



Element 1. Move and renovate community gardens



Element 2. Art & placemaking improvements with Pioneer Terrace



Element 3. Pedestrian and harbor walk improvements, including improved accessibility and parking



Element 4. -New team sport amenities, Leavitt St. entrance improvements



On-going maintenance and care.



Winter Island

Est. \$4.6M. \$2.1M in bonds to leverage \$2.5M in grants/donations/other innovative funding sources



Stabilize/preserve Coast Guard hangar & officers' barracks buildings, making them ready for a community-based re-use.



Element 2. Fort Pickering Restoration



Accessibility/Playground Improvements



Element 5. Other Community Priorities



On-going maintenance and care.



Approximate projects schedule

- This schedule assumes that all design, permitting, and bidding is completed on schedule. There is always a chance that some delay in any of these steps will happen, in which case subsequent phases for that park may be pushed out by one or more fiscal years, depending on the nature and duration of the delay.

	Forest River Park	Salem Willows	Salem Common	Pioneer Village	Palmer Cove Park	Winter Island
FY21	Final design and construction.	Phase 1 (tree work) complete. Phase 2 (hill, tennis, and parking area) construction.	Bandstand phase 2 (windows, masonry, electrical) design. Fence phase 5 design.	Phase 1 (site work and relocation) design	Phase 1 (gardens, harbor walk, court improvements) Design Completed, Start Construction, Placemaking design	Preliminary stakeholder meetings
FY22	Pool Open Summer 2021/Remaining Elements Fall	Construction Complete. Tree/small building projects	Bandstand phase 2 and Fence phase 5 construction. Tree Work	Phase 1 construction	Phase 1 complete construction, start. Phase 2: Placemaking implementation	Initial design stabilization work starts
FY23	Maintenance	Trees/small building projects.	Priority Landscape features implemented. Trees plantings Fence phase 6 (final phase) design.	Phase 1 finish construction Phase 2 (visitor center) design	Finalize implementation	Stabilization work completed initial design other improvements
FY24	Maintenance	Phase 3 design/construction	Priority Landscape Features completed. Fence phase 6 construction.	Phase 2 final design and fundraising	Phase 3 (team sport improvements, Leavitt St. entrance improvements, walkways) Finalize design	Final Design Other improvements
FY25	Maintenance	Phase 3 construction complete	Fence phase 6 construction complete.	Phase 2 construction. Phase 3 Fort Lee trails design (pending fundraising)	Phase 3 Start construction	Construction
FY26	Maintenance	Trees/Planting/Maintenance	Trees and Maintenance	Phase 2 and phase 3 construction ends.	Phase 3 Complete	Construction ends

Accessibility Improvements in Signature Parks

ADA Transition Plan Highlights Addressed

- Key goal for the Signature Parks Initiative: to make our most cherished public spaces available to all for generations to come.
- Signature Parks provides comprehensive upgrade of major parks, complements ongoing smaller upgrades to parks.

Salem Willows

- Exterior route renovations
- Accessible Route to Beach
- Renovation to Parking Lot
- Renovate Toilet Rooms
- Misc. corrections to picnic tables, counters, drinking fountain, signs, etc.

Winter Island Park

- Renovate exterior access routes (including beach and canoe launch)
- Renovations to parking lot
- Exterior ramp improvements
- Renovate picnic areas – route and tables
- Compliant drinking fountain
- Changing Room renovations
- Misc. corrections to signs, doors, etc.

Salem Common

- Renovate & provide accessible exterior routes to park amenities
- Curb ramps
- Misc. corrective actions, poured in place rubber at playground, accessible benches, etc.

Palmer Cove

- Renovate & provide exterior routes
- Renovate parking
- Misc. corrections to signage, accessible picnic table, etc.

Forest River/Pioneer Village

- These sites not part of ADA plan, as pool, Camp Naumkeag, and Pioneer Village need significant accessibility upgrades which are included in designs
- Forest River plans reviewed by IHCD & Disability Commission – all comments incorporated

Maintenance Plan



Each project considers maintenance and longevity in product and design choices. For example, trees that are native & resilient & finishes that are durable and lower maintenance.



Each project includes sustainable O/M plan supported either through regular budget or through park-specific revenues



Mechanical components and structures include short-term and long-term maintenance plans for routine repairs, maximum lifespan, and best value.



City's capital assets are now tracked systematically via Facility Dude and forecast of projected capital costs tracked in Smart Sheets for long-range planning.

Leveraging Other Funding Sources

- PARC and other state grants
- CPA grants
- National Park Service appropriations
- Massachusetts Preservation Projects Fund grants
- Parking revenues
- Pool membership
- Event fees/ticket sales (Pioneer Village)
- Private fundraising efforts
- Partnerships

- This is an **authorization** to borrow **up to** \$16.1M over the next six years. The entire \$16.1M is not borrowed immediately, but rather incrementally as needed for each project.
- Challenging to estimate an accurate average taxpayer impact because of the variables inherent in calculating new property taxes which include: projected future new growth (the more growth, the less burden on taxpayers), real estate values, operational costs, additional capital projects, etc.
- The long-term debt for the Signature Parks Initiative will be structured to take into account annual debt reduction schedules to reduce overall budgetary impacts.
- Debt schedule shows decrease in debt payments

Impact on Debt & Taxes

City of Salem

General Fund Current Bond Schedule

Date	Principal	Interest	Total P&I	Annual Debt Reduction from FY2021
FY 2021	4,805,933	2,032,422	6,838,355	
FY 2022	4,632,000	2,224,387	6,856,387	18,031.66
FY 2023	4,530,000	1,882,243	6,412,243	(426,112.34)
FY 2024	4,050,000	1,682,118	5,732,118	(1,106,237.34)
FY 2025	3,905,000	1,513,084	5,418,084	(1,420,271.71)
FY 2026	3,410,000	1,365,712	4,775,712	(2,062,643.58)
FY 2027	3,250,000	1,233,330	4,483,330	(2,355,024.83)
FY 2028	3,317,000	1,103,700	4,420,700	(2,417,655.47)
FY 2029	2,830,000	978,038	3,808,038	(3,030,317.36)
FY 2030	2,785,000	865,088	3,650,088	(3,188,267.36)
FY 2031	2,770,000	758,004	3,528,004	(3,310,351.75)
FY 2032	2,755,000	656,394	3,411,394	(3,426,961.18)
FY 2033	2,845,000	554,732	3,399,732	(3,438,623.68)
FY 2034	2,585,000	452,066	3,037,066	(3,801,289.30)
FY 2035	1,875,000	377,103	2,252,103	(4,586,251.81)
FY 2036	1,295,000	328,872	1,623,872	(5,214,483.09)
FY 2037	1,185,000	290,581	1,475,581	(5,362,773.98)
FY 2038	1,120,000	254,100	1,374,100	(5,464,255.22)
FY 2039	1,150,000	217,625	1,367,625	(5,470,730.47)
FY 2040	1,060,000	181,647	1,241,647	(5,596,708.58)
FY 2041	1,025,000	147,382	1,172,382	(5,665,973.71)
FY 2042	1,045,000	112,981	1,157,981	(5,680,374.09)
FY 2043	855,000	81,450	936,450	(5,901,905.11)
FY 2044	355,000	62,441	417,441	(6,420,914.26)
FY 2045	370,000	52,300	422,300	(6,416,055.26)
FY 2046	380,000	41,800	421,800	(6,416,555.26)
FY 2047	380,000	31,063	411,063	(6,427,292.26)
FY 2048	390,000	20,088	410,088	(6,428,267.26)
FY 2049	400,000	8,825	408,825	(6,429,530.26)
FY 2050	125,000	1,563	126,563	(6,711,792.26)
FY 2051				(6,838,355.26)
FY 2052				(6,838,355.26)
FY 2053				(6,838,355.26)
FY 2054				(6,838,355.26)
FY 2055				(6,838,355.26)
FY 2056				(6,838,355.26)

Total 61,479,933 19,511,138 80,991,071

City of Salem

Projected Signature Park Debt Schedule

Date	Principal	Interest	Total P&I	Projected Ban Interest
FY 2021				
FY 2022	-	-	-	128,000.00
FY 2023	-	-	-	204,000.00
FY 2024	140,000	224,000	364,000	95,000.00
FY 2025	250,000	352,100	602,100	29,000.00
FY 2026	295,000	372,225	667,225	45,000.00
FY 2027	325,000	386,900	711,900	89,000.00
FY 2028	390,000	440,400	830,400	56,500.00
FY 2029	465,000	539,375	1,004,375	
FY 2030	475,000	522,375	997,375	
FY 2031	480,000	505,000	985,000	
FY 2032	505,000	487,450	992,450	
FY 2033	520,000	468,975	988,975	
FY 2034	545,000	449,975	994,975	
FY 2035	560,000	430,025	990,025	
FY 2036	575,000	409,500	984,500	
FY 2037	600,000	388,450	988,450	
FY 2038	585,000	366,475	951,475	
FY 2039	565,000	345,000	910,000	
FY 2040	575,000	324,225	899,225	
FY 2041	560,000	303,125	863,125	
FY 2042	555,000	282,700	837,700	
FY 2043	575,000	262,550	837,550	
FY 2044	595,000	241,675	836,675	
FY 2045	610,000	220,050	830,050	
FY 2046	620,000	197,900	817,900	
FY 2047	655,000	175,400	830,400	
FY 2048	680,000	151,600	831,600	
FY 2049	700,000	126,900	826,900	
FY 2050	730,000	101,475	831,475	
FY 2051	745,000	74,950	819,950	
FY 2052	415,000	47,875	462,875	
FY 2053	235,000	32,300	267,300	
FY 2054	215,000	23,000	238,000	
FY 2055	215,000	14,400	229,400	
FY 2056	145,000	5,800	150,800	

Total 16,100,000 9,274,150 25,374,150 646,500

City of Salem

Projected General Fund Bond Schedule with Signature Parks

FY	Principal	Short * Long Interest	Total P&I
FY 2021	4,805,933	2,032,422	6,838,355
FY 2022	4,632,000	2,352,387	6,984,387
FY 2023	4,530,000	2,086,243	6,616,243
FY 2024	4,190,000	2,001,118	6,191,118
FY 2025	4,155,000	1,894,184	6,049,184
FY 2026	3,705,000	1,782,937	5,487,937
FY 2027	3,575,000	1,709,230	5,284,230
FY 2028	3,707,000	1,600,600	5,307,600
FY 2029	3,295,000	1,517,413	4,812,413
FY 2030	3,260,000	1,387,463	4,647,463
FY 2031	3,250,000	1,263,004	4,513,004
FY 2032	3,260,000	1,143,844	4,403,844
FY 2033	3,365,000	1,023,707	4,388,707
FY 2034	3,130,000	902,041	4,032,041
FY 2035	2,435,000	807,128	3,242,128
FY 2036	1,870,000	738,372	2,608,372
FY 2037	1,785,000	679,031	2,464,031
FY 2038	1,705,000	620,575	2,325,575
FY 2039	1,715,000	562,625	2,277,625
FY 2040	1,635,000	505,872	2,140,872
FY 2041	1,585,000	450,507	2,035,507
FY 2042	1,600,000	395,681	1,995,681
FY 2043	1,430,000	344,000	1,774,000
FY 2044	950,000	304,116	1,254,116
FY 2045	980,000	272,350	1,252,350
FY 2046	1,000,000	239,700	1,239,700
FY 2047	1,035,000	206,463	1,241,463
FY 2048	1,070,000	171,688	1,241,688
FY 2049	1,100,000	135,725	1,235,725
FY 2050	855,000	103,038	958,038
FY 2051	745,000	74,950	819,950
FY 2052	415,000	47,875	462,875
FY 2053	235,000	32,300	267,300
FY 2054	215,000	23,000	238,000
FY 2055	215,000	14,400	229,400
FY 2056	145,000	5,800	150,800

Total 77,579,933 29,431,788 107,011,721

